Disposal of Rfce Mills by FCI

842. SHRI SATYA PRAKASH MALAVIYA: Will the jslinister of FOOD AND CIVIL SUPPLIES be pleased to state:

(a) whethej it is a fact that the management of the. F004 Corporation of India had recently decided to dispose of 25 Modern Rice Mills owned by it and if so, what are the reasons therefor; and,

(b) whether, it is'also a fact that the management nad discontinued for quite some t'me reporting on the performances of the said Rice Mills in its Annual Reports and. if so since when and the reasons therefor?:

>THE MINISTER OF STATE IN THE MINISTRY OF FOOD AND CIVIL SUPPLIES (SHRI GHULAM NABI AZAD): (a) The Food Corporation of India has decided at present to dispose of fourteen out of the-twenty'" five rice mills owned by it on account of economic non-viability.

(bj) The financial results of the operation of Modern Rice Mills are not being hown in the Annual Report Of FCI separately from the year 1983-84, because till these mills are disposed of mey are to "be. treated as part of the Central opera-" tions. The financial results are, however, reported to the Government by FCI.

Interim observations of the National Commission of Urbanisation

843. SHRI CHIMANBHAI. MEHTA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that high-powered ^national commission on urbanisation has been extremely critical of the administration, of. Urban Land (Ceiling, and Regulation) Act; if so, what are the t^nterim observations of the Commission and Government's reaction thereto;

(b) what is the surplus land as declared under the said Act;.

(c) whether cess on surplus land has been suggested by the Commission, if so, what is the expected income from- the cess; and

(d) whether Commission hasmadeany recommendation egarding RentContfoLAct, if so, what are- the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) The National Commission- on Urbanisation, in its Interim Report has drawn the ! attention to certain shortcomings in the Urban Band (Ceiling & Regulation) Act and made certain recommendations as in the statement enclosed. *(See* below). Copies of the report has been circulated to State Government, Union Territory Administrations and Central Ministries/Departments for their comments and views.

(b) 1, 68, 182. 70 Hectares. '

(c) Yes, Sir. The levy of cess, even on a modest rate of Rs. 5. 00 per sq. mtr. on the vacant, land should possibily net approximately Rs. 600 crbreg per annum.

(d) Yes, Sir. The Commission has recommended that the Rent Acts be rationalised by (i) protection of " existing tenancies, (ii) institutionalisation of a ' system of rental increases as per a prescribed forfnula, (iii) Delinking of non-resi-, dential tenancines from the purely residentiai so that commercial activity begins to pay the market. rent, (iv) The offering of incentives for new construction (v) Improving the tax-base of local bodies.

Statement

Recommendations made by the National Commission on - Urbanisation on Urban 'Land (Ceiling & Regulation) Act 1976 ' *in its interim report*

(1) The Act must remain on the - Statute Book, all excess lands must be identified and notified as surplus and made liable to acquisition.

(2) All surplus vacant land must be quickly released for city development, in particular housiag, with special emphasis on housjng for the middle and. lower income groups and the economically weaker sections.

(3) In order mat the owners, of surplus land be; encouraged to use it for house construction rather tffan in dulge in unnecessary litigation to re-
. tain it, they may be permitted, withj, a. minimum Of formality, to build housing units of the prescribed limit of" 80 -square metres of plinth-area.

(4) If the owners are unable to construct such dwellings,. they may be permitted to transfer the land to a coope rative housing society which may either develop Group Housing or make land available in* plots of not more than 10(5 sq. mts. -'to its members for house construction. .

(5) The facility mentioned in items (3) and (4) above will be available for five years from the prescribed date. If within this period the land has not been utilised as above,, the proyisions of sections 10, 11 and 14 of, the Act will be applied *ipso-fctcto/*[1]

(6) Curing the period of 5 years permitted for utilisation of the, land in the prescribed manner, the, surplus vacant land should be subject to a cess (tax. The amount. of such cess|tax should be Rs. 3|- per square metre in category D- towns. In category C, B and A towns, the Central or State Government, by. general or special notification. may prescribe a, cess|tax ranging from Rs. 5 to Rs. 50j- per square metre, depending on location, value etc.
Of land. This taxjcess will be applicable to vacant Government land also, where land is held by, a Housing Co operative Society as -plotted develop ment the society will be responsible for paying the ycess|tax on all unbuilt plots. .

(7) The land owner will cease to pay cessjtax on completion of construction equivalent to atleast 50 per cent of the prevailing FAR|PST.

(8) Where within the prescribed pe-> -riod of five years the land has - been brought under construction, but the said construction is in violation of the prescribed use of plinth area, a penalty amounting to a hundred times the prescribed vacant land cess/ tax shall be . imposed on the holders of the land-Such a penalty will be recoverable as. arrears of land revenue, Alternatively', the State will have the option to con-I fiseate the land and the strutures built thereon. '

(9) Include under 'Section 19 pro perties comsisting of buildings and lands-notified as being of archeaological, his torical and Cultural significance by (a Competent Authority.

(10) Recognising that the State must . continue to provide land and shelter to . the urban poor, the Commission recom-, mends that-the entire proceeds-of the vacant land cess|tax and penalties for misuse be credited to a Shelter Fund. The proceeds Af the shelter fund would, be wholly applied to the' city from which. it is collected and will be specifically utilised for land acquisition and ' development of serviced sites for the urban poor and for construction of housing for them. On a" very conservative estimate deducting from the " decla'fed surplus vacant land of 1. 66 lakhs hectares approximately 43000 hectares for Which exemption has been given leave a balance of 1. 23 lakhas hectares. Even bn a modest rate of Rs. 5 per . per square metre it should be possible to get approximately Rs. 600 crore per annum for the-Shelter Fund.

Production of rice

. 844, SHRIMATI KANAK MUKHERJEE: <Will the Minister of AGRICULTURE be pleased to state:

(a) the,, total production of rice in the country during the year's 1984-85, " 1985-86 and 198687; and.

(b) the total production, of rice^in each rice growing. State, year-wise, during the above period?

THE MINISTER OF STATE IN-THE DEPARTMENT. OF AGRICUL-* TURE AND COOPERATION-TN THE MINISTRY OF AGRICULTURE <SHRI YOGENDRA MAKWANA): (a) The total production of rice in the country during the crop year 1984-85 was 58. 34 million tonnes and in the